

ORDINANCE NO. 83 0324-0

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

NINE TRACTS OF LAND, TOTALLING APPROXIMATELY 105.09 ACRES, OUT OF THE HENRY P. HILL LEAGUE, FROM INTERIM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT, "GR" GENERAL RETAIL, SECOND HEIGHT AND AREA DISTRICT, AND PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-78-105, to-wit:

TRACT A

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 4.82 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "A" which is attached hereto and made a part hereof.

TRACT B

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 2.74 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "B" which is attached hereto and made a part hereof.

TRACT C

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 13.63 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "C" which is attached hereto and made a part hereof.

TRACT D

From Interim "A" Residence, First Height and Area District to "GR" General Retail, Second Height and Area District.

All of that certain 20.36 acres of land out of the Henry P. Hill League, in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds as two tracts, lots or parcels being 10.38 acres and 9.98 acres, respectively, in Exhibit "D" which is attached hereto and made a part hereof.

TRACT E

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 6.00 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "E" which is attached hereto and made a part hereof.

TRACT F

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 10.92 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "F" which is attached hereto and made a part hereof.

TRACT G

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 2.67 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "G" which is attached hereto and made a part hereof.

TRACT H

From Interim "A" Residence, First Height and Area District to Planned Unit Development (PUD).

All of that certain 38.24 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "H" which is attached hereto and made a part hereof.

FIELD NOTES
Lot No. 3 Wallingwood Section II

DESCRIBING LOT NO. 3 OF WALLINGWOOD SECTION II,
A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS;
BEING PART OF A 150.41 ACRE TRACT OF LAND ONCE
CONVEYED TO TOM W. BRADFELD, DONALD H. CUMMINS,
AND ROBERT MUELLER, JR., BY DEED OF RECORD IN
VOLUME 3695, PAGES 909 TO 913, OF THE DEED
RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.82 ACRES
BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING at an iron stake located on the western right-of-way
line of Spyglass Drive and the east side of Lot 1, Block "B",
Timberline Section Two, as recorded in Book 70, Page 25 of the
Travis County Deed Records;

THENCE, on a curve, curving to the left, with the following
elements: $I=68^{\circ}-35'$, $R=293.28$, $T=200.00$, whose chord bears
 $N\ 25^{\circ}-21'\ W.$, 122.16 feet to an iron stake and beginning point
of this survey;

THENCE, along the northern line of said Lot 1, the following
nine (9) courses:

1. $S\ 43^{\circ}-24'\ W.$, 24.83 feet to an iron stake;
2. $S\ 85^{\circ}-13'\ W.$, 30.00 feet to an iron stake;
3. $N\ 51^{\circ}-47'\ W.$, 110.00 feet to an iron stake;
4. $N\ 60^{\circ}-08'\ W.$, 90.00 feet to an iron stake;
5. $N\ 85^{\circ}-10'\ W.$, 151.91 feet to an iron stake;
6. $S\ 40^{\circ}-48'\ W.$, 93.50 feet to an iron stake;
7. $S\ 59^{\circ}-40'\ W.$, 104.36 feet to an iron stake;
8. $S\ 50^{\circ}-19'\ W.$, 121.26 feet to an iron stake;
9. $S\ 31^{\circ}-32'\ W.$, 69.47 feet to an iron stake;

THENCE, along the westerly line of Lot 3 and the easterly line of
Lot 4 the following two (2) courses:

1. $N\ 78^{\circ}-16'\ W.$, 216.97 feet to an iron stake;
2. $N\ 41^{\circ}-26'\ W.$, 249.11 feet to an iron stake located on the south
right-of-way line of Loop 1 (MoPac);

THENCE, along the south right-of-way line of Loop 1 (MoPac) the
following three (3) courses:

1. $N\ 58^{\circ}-27'\ E.$, 37.00 feet to an iron stake;
2. $N\ 41^{\circ}-49'\ E.$, 203.55 feet to an iron stake;
3. $N\ 63^{\circ}-27'\ E.$, 250.00 feet to an iron stake;

THENCE, along the western right-of-way line of Spyglass Drive the
following four (4) courses:

1. On a curve, curving to the right whose elements are: $I=90^{\circ}-00'$,
 $R=20.00'$, $T=20.00'$, $A=31.42$ feet and chord bears $S\ 71^{\circ}-33'\ E.$,
28.28 feet to an iron stake;
2. On a curve, curving to the left whose elements are: $I=55^{\circ}-22'\ E.$,
 $R=352.66'$, $T=185.00$, $A=340.76$ feet, whose chord bears
 $S\ 54^{\circ}-14'\ E.$, 327.65 feet to an iron stake;
3. THENCE, $S\ 81^{\circ}-55'\ E.$, 146.86 feet to an iron stake;
4. On a curve, curving to the right whose elements are: $I=68^{\circ}-35'$,
 $R=293.28'$, $T=200.00'$, whose chord bears $S\ 59^{\circ}-39'\ E.$, 222.30
feet to the POINT OF BEGINNING and containing 4.82 acres of land.

FIELD NOTES
Lot No. 6 Wallingwood Section II

DESCRIBING LOT NO. 6 OF WALLINGWOOD SECTION II, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING PART OF A 133.46 ACRE TRACT AND A 150.41 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFELD, DONALD H. CUMMINS AND ROBERT MUELLER, JR., BY DEEDS RECORDED RESPECTIVELY IN VOLUME 3148, PAGE 987, AND VOLUME 3695, PAGES 909 TO 913 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.74 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the northerly right-of-way line of Loop 1 (MoPac), said point being opposite the Engineer's centerline station 672 + 35.32;

THENCE, along the northerly right-of-way line of Loop 1 (MoPac), the following five courses:

1. S 58°-28' W., 375.77 feet to a point;
2. S 85°-02' W., 111.80 feet to a point;
3. S 58°-28' W., 300.00 feet to a point;
4. S 31°-54' W., 111.80 feet to a point;
5. S 58°-28' W., 534.05 feet to a point;

THENCE, through the interior of the said 133.46 and 150.41 acre tracts the following two (2) courses:

1. N 47°-54' E., 1076.19 feet to a point;
2. N 87°-56' E., 403.46 feet to the POINT AND PLACE OF BEGINNING and containing 2.74 acres of land.

FIELD NOTES
Lot No. 2 Wallingwood Section II

DESCRIBING LOT NO. 2 WALLINGWOOD SECTION II,
A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS;
BEING PART OF A 133.46 ACRE TRACT AND A 150.41
ACRE TRACT OF LAND ONCE CONVEYED TO TOM W.
BRADFIELD, DONALD H. CUMMINS AND ROBERT MUELLER,
JR., BY DEEDS RECORDED RESPECTIVELY IN VOLUME 3148,
PAGE 987, AND VOLUME 3695, PAGES 909 TO 913 OF THE
DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAPD 13.63
ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pin found in the most northeasterly corner of
Lot No. 1, Block A, Timberline Two, a subdivision recorded in
Plat Book 70, Page 25, of the Plat Records of Travis County,
Texas; said pin also being the point of intersection of the
westerly right-of-way line of Barton Skyway and the northerly
property line of said Lot No. 1;

THENCE, along the northerly property line of said Lot No. 1,
the following seven (7) courses:

1. S 78°-35' W., 34.42 feet to an iron stake;
2. S 73°-24' W., 100.00 feet to an iron stake;
3. S 71°-36' W., 100.00 feet to an iron stake;
4. S 63°-03' W., 100.00 feet to an iron stake;
5. S 60°-33' W., 250.00 feet to an iron stake;
6. S 55°-28' W., 100.00 feet to an iron stake;
7. S 52°-38' W., 41.56 feet to an iron stake on the easterly
right-of-way line of Spyglass Drive;

THENCE, along the right-of-way line of Spyglass Drive the following
seven (7) courses:

1. On a curve, curving to the right, with the following elements:
I=46°-11', R=15.00', T=6.4', A=12.09' and whose chord bears
N 22°-52' E., 11.77 feet to an iron stake;
2. On a curve, curving to the left, with the following elements:
I=272°-22', R=50.00', A=237.69 feet and whose chord bears
S 89°-46' W., 69.23 feet to an iron stake;
3. On a curve, curving to the right, with the following elements:
I=46°-11', R=15.00', T=6.4', A=8.95 feet and whose chord bears
S 29°-21' E., 8.82 feet;
4. On a curve, curving to the left, with the following elements:
I=36°-56', R=383.28', T=127.99, A=247.05 feet and whose chord
bears N 63°-27' W., 242.80 feet to an iron stake;
5. THENCE, N 81°-55' W., 146.86 feet to an iron stake;
6. On a curve, curving to the right with the following elements:
I=55°-22', R=262.66', T=137.79, A=253.79 feet and whose chord
bears N 54°-14' W., 244.04 feet to an iron stake;
7. On a curve, curving to the right with the following elements:
I=96.00', R=20.00, T=20.00, A=31.42 feet and whose chord
bears N 18°-27' E., 28.28 feet to an iron stake on the south
right-of-way line of Loop 1 (MoPac);

THENCE, along the southerly right-of-way line of Loop 1 (MoPac) the following six (6) courses:

1. N 63°-27' E., 117.13 feet to an iron stake;
2. N 65°-32' E., 201.45 feet to an iron stake;
3. N 58°-30' E., 99.96 feet to an iron stake;
4. N 49°-54' E., 101.11 feet to an iron stake;
5. N 58°-27' E., 599.96 feet to an iron stake;
6. N 64°-11' E., 117.92 feet to an iron stake;

THENCE, on a curve, curving to the right with the following elements: $I=105^{\circ}-10'$, $R=20.00$, $T=26.14$, $A=36.71$, and whose chord bears S 63°-15' E., 31.77 feet to an iron stake on the west right-of-way line of proposed Barton Skyway;

THENCE, along the westerly right-of-way line of Barton Skyway S 10°-41' E., 567.62 feet to an iron stake;

THENCE, continuing along the westerly right-of-way line of Barton Skyway the following two (2) courses:

1. On a curve, curving to the right, with the following elements: $I=09^{\circ}-26'$, $R=1360.29'$, $T=112.23'$, $A=4.97$ feet, and whose chord bears S 03°-22' E., 4.97 feet to a point of tangency;
2. S 03°-16' E., 52.70 feet to the POINT AND PLACE OF BEGINNING and containing 13.63 acres of land.

FIELD NOTES
Lot No. 1 Wallingwood Section I

DESCRIBING LOT NO. 1 OF WALLINGWOOD SECTION ONE, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING PART OF A 133.46 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFIELD, DONALD H. CUMMINS AND ROBERT MUELLER, JR., BY DEED OF RECORD IN VOLUME 3148, PAGE 987, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.38 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin in the westerly line of a ten acre tract of land, conveyed to Knights of Columbus by deed of record in Volume 1920, Page 351, of the Deed Records of Travis County, Texas; where the abandoned corporate limit line of the City of Austin intersects same; said pin bears N 22°-10' W., 50.01 feet from the southwesterly corner of said ten acre tract in the northerly line of a 32.546 acre tract conveyed to the City of Austin (Zilker Park) by deed of record in Volume 1602, Page 153, of the Deed Records of Travis County, Texas;

THENCE, S 68°-51' W., 556.58 feet along a line paralleling Barton Creek to a point;

THENCE, N 21°-09' W., 709.91 feet along the easterly boundary of Lot 1 to a point on the southerly right-of-way line of Loop 1 (MoPac);

THENCE, on a curve, on the southerly right-of-way line of Loop 1 (MoPac), curving to the left, with the following elements: I=10°-51'-55", R=5779.58, T=549.64', A=767.51 feet and whose chord bears N 59°-12' E., 766.95 feet to a point;

THENCE, along the common boundary between the herein described Lot and two tracts conveyed to the Knights of Columbus by deed recorded in Volume 1920, Page 351, of the Deed Records of Travis County, Texas; the following three (3) courses:

1. S 16°-08' E., 242.82 feet to a point;
2. S 73°-52' W., 190.16 feet to a point;
3. S 22°-10' E., 613.07 feet to the POINT AND PLACE OF BEGINNING and containing 10.38 acres of land.

FIELD NOTES
Lot No. 2 Wallingwood Section I

DESCRIBING LOT NO. 2 OF WALLINGWOOD SECTION I
A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS;
BEING PART OF A 133.46 ACRE TRACT OF LAND ONCE
CONVEYED TO TOM W. BRADFIELD, DONALD H. CUMMINS
AND ROBERT MUELLER, JR., BY DEED OF RECORD IN
VOLUME 3148, PAGE 987, OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS; SAID 9.98 ACRES BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING at an iron pin in the westerly line of a ten-acre tract of land conveyed to Knights of Columbus by deed of record in Volume 1920, Page 351, of the Deed Records of Travis County, Texas; where the abandoned corporate limit line of the City of Austin intersects same; said pin bears N 22°-10' W., 50.01 feet from the southwesterly corner of said ten-acre tract in the northerly line of a 32.546 acre tract conveyed to the City of Austin (Zilker Park) by deed of record in Volume 1602, Page 153, of the Deed Records of Travis County, Texas;

THENCE, S 68°-51' W., 556.58 feet along a line paralleling Barton Creek to an iron pin and the beginning point of this survey;

THENCE, continuing S 68°-51' W., 660.00 feet to an iron pin for the southwest corner of said Lot No. 2;

THENCE, N 21°-10' W., 620.53 feet along the easterly boundary of said Lot 2 to a point on the southerly right-of-way line of Wallingwood Drive;

THENCE, along the southerly right-of-way line of Wallingwood Drive the following two (2) courses:

1. On a curve, curving to the left, with the following elements:
I=03°-17'-20", R=5839.58', T=167.55', A=325.21 feet and whose chord bears N 67°-55' E., 335.17 feet to a point;
2. N 23°-44' W., 60.00 feet to a point on the southerly right-of-way line of Loop 1 (MoPac);

THENCE, on a curve, on the southerly right-of-way line of Loop 1 (MoPac), curving to the left, with the following elements:
I=10°-51'-55", R=5779.58, T=549.64', A=328.49 feet and whose chord bears N 64°-38' E., 328.44 feet to a point;

THENCE, along the common boundary between Lot No. 1 and No. 2, S 21°-09' E., 709.91 feet to the POINT AND PLACE OF BEGINNING and containing 9.98 acres of land.

FIELD NOTES
Lot No. 1 Wallingwood Section II

DESCRIBING Lot No. 1 Wallingwood Section II, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PART OF A 133.46 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFIELD, DONALD H. CUMMINS AND ROBERT MUELLER, JR., BY DEEDS RECORDED RESPECTIVELY IN VOLUME 3148, PAGE 987, AND VOLUME 3695, PAGES 909 TO 913, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the most northwesterly corner of Lot No. 1, Timberline, a subdivision recorded in Plat Book No. 63, Page 41, of the Plat Records of Travis County, Texas; said pin also being the point of intersection of the easterly right-of-way line of Barton Skyway and the northerly property line of said Lot No. 1, Timberline;

THENCE, N 76°-03' E., 10.18 feet to the most southwesterly corner of the herein described Lot 1 and the beginning point of this survey;

THENCE, N 10°-41' W., 396.50 feet along the east right-of-way line of proposed Barton Skyway;

THENCE, on a curve, curving to the right with the following elements: I=67°-03', R=20.00, T=13.25, A=23.40, and whose chord bears N 22°-51' E., 22.09 feet to an iron stake on the southern right-of-way line of Loop 1 (MoPac);

THENCE, along the southerly right-of-way line of Loop 1 (MoPac) the following four courses:

1. N 56°-22' E., 177.11 feet to an iron stake;
2. N 87°-55' E., 114.79 feet to an iron stake;
3. N 50°-23' E., 100.17 feet to an iron stake;
4. N 51°-44' E., 53.00 feet to an iron stake;

THENCE, along the eastern line of the herein described Lot 1 and westerly line of Lot 4, Wallingwood Section I, S 75°-28' E., 341.49 feet to an iron stake;

THENCE, along the northerly property line of Lot No. 1, Timberline, a subdivision, the following three (3) courses:

1. S 34°-50' W., 470.00 feet to an iron stake;
2. S 66°-06' W., 190.00 feet to an iron stake;
3. S 76°-03' W., 217.16 feet to the POINT AND PLACE OF BEGINNING and containing 6.00 acres of land.

FIELD NOTES
Lot No. 4 Wallingwood Section II

DESCRIBING LOT NO. 4 OF WALLINGWOOD SECTION II, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PART OF A 150.41 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFELD, DONALD H. CUMMINS, AND ROBERT MUELLER, JR., BY DEED OF RECORD IN VOLUME 3695, PAGES 909 TO 913, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.92 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a pin found in the most northwesterly corner of Lot 2, Block B, Timberline Two, a subdivision recorded in Plat Book 70, Page 25, of the Plat Records of Travis County, Texas; said pin also being the most southwesterly corner of Lot 1, Block B, Timberline Two; the following three (3) courses:

1. N 43°-34' W., 71.44 feet to an iron stake;
2. N 33°-01' W., 108.17 feet to an iron stake;
3. N 54°-59' W., 50.14 feet to the POINT AND PLACE OF BEGINNING;

THENCE, through the interior of said 150.41 acre tract the following four (4) courses:

1. N 75°-00' W., 276.16 feet to an iron stake;
2. N 45°-15' W., 204.00 feet to an iron stake;
3. S 61°-49' W., 125.05 feet to an iron stake;
4. N 54°-07' W., 330.00 feet to an iron stake on the southerly right-of-way line of Loop 1 (MoPac);

THENCE, along the southerly right-of-way line of Loop 1 (MoPac) the following five (5) courses:

1. N 58°-28' E., 116.00 feet to an iron stake;
2. N 27°-30' E., 233.27 feet to an iron stake;
3. N 58°-29' E., 249.86 feet to an iron stake;
4. N 80°-15' E., 215.51 feet to an iron stake;
5. N 58°-27' E., 62.98 feet to an iron stake;

THENCE, through the interior of said 150.41 acre tract the following two (2) courses:

1. S 41°-26' E., 249.11 feet to an iron stake;
2. S 78°-16' E., 216.97 feet to an iron stake on the westerly property line of Lot 1, Block B, Timberline Two;

THENCE, along the westerly property line of said Lot 1, the following eight (8) courses:

1. S 25°-22' E., 88.99 feet to an iron stake;
2. S 18°-00' W., 47.38 feet to an iron stake;
3. S 53°-03' W., 128.44 feet to an iron stake;
4. S 04°-35' W., 91.62 feet to an iron stake;
5. S 27°-52' W., 30.48 feet to an iron stake;
6. S 61°-43' W., 103.38 feet to an iron stake;
7. S 37°-00' W., 71.25 feet to an iron stake;
8. S 13°-43' W., 163.96 feet to the PLACE OF BEGINNING and containing 10.92 acres of land.

FIELD NOTES
Lot No. 3 Wallingwood Section I

DESCRIBING LOT NO. 3, WALLINGWOOD SECTION I, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING PART OF A 133.56 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFIELD, DONALD H. CUMMINS AND ROBERT MUELLER, JR., BY DEED OF RECORD IN VOLUME 3148, PAGE 987, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.67 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pin found at the most easterly corner of a 1.6 acre tract, conveyed to Jagger Investments by deed of record in Volume 5134, Page 2395, of the Deed Records of Travis County, Texas; said pin also being a common point on the southerly property line of Lot 1, Timberline Office Park, a subdivision recorded in Plat Book No. 67, Page 89, of the Plat Records of Travis County, Texas;

THENCE, along the southerly property line of said Lot 1, Timberline Office Park, the following seven (7) courses:

1. N 85°-35' E., 28.00 feet to an iron stake;
2. On a curve, curving to the left, with the following elements: I=18°-35'-12", R=617.23', T=101.00', A=200.23 feet and whose chord bears N 76°-18' E., 199.35 feet to a point of tangency;
3. N 67°-00' E., 37.28 feet to an iron stake;
4. On a curve, curving to the left, with the following elements: I=15°-53', R=358.42', T=50.00', A=99.36 feet and whose chord bears N 60°-57' E., 99.04 feet to an iron stake;
5. On a curve, curving to the left, with the following elements: I=46°-30', R=111.79', T=48.03', A=90.73 feet and whose chord bears N 08°-25' E., 88.26 feet to a point of tangency;
6. N 14°-50' W., 35.02 feet to an iron stake;
7. N 68°-50' E., 46.86 feet to an iron stake;

THENCE, through the interior of said 133.46 acre tract the following course: S 21°-10' E., 203.64 feet to an iron stake;

THENCE, along a common boundary between the herein described tract and the northern boundary of Barton Creek the following (4) courses:

1. S 68°-51' W., 283.42 feet to an iron stake;
2. On a curve, curving to the right, with the following elements: I=07°-15', R=3946.17', T=250.00', A=499.33 feet and whose chord bears S 72°-28' W., 499.00 feet to a point of tangency;
3. S 76°-06' W., 230.00 feet to an iron stake;
4. On a curve, curving to the left, with the following elements: I=07°-03', R=665.70', T=41.01', A=81.91 feet and whose chord bears S 72°-35' W., 81.86 feet to a point on the easterly right-of-way line of Spyglass Drive;

THENCE, along the easterly right-of-way line of Spyglass Drive the following two (2) courses:

1. On a curve, curving to the left, with the following elements:
I-20°-08', R=249.14', T=44.23', A=87.55 feet and whose chord
bears N 28°-50' E., 87.10 feet to a point of tangency;
2. N 18°-46' E., 66.69 feet to an iron stake;

THENCE, along a common boundary between the said Jagger Investment tract and the northerly boundary of the herein described tract the following course: N 75°-32' E., 531.23 feet to the POINT AND PLACE OF BEGINNING and containing 2.67 acres of land.

Page 2 of 2
2.67 Acre Tract

FIELD NOTES
Lot No. 5 Wallingwood Section II

DESCRIBING LOT NO. 5, WALLINGWOOD SECTION II,
A TRACT OF LAND OUT OF THE HENRY P. HILL
LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS; BEING PART OF A 150.41 ACRE TRACT OF
LAND ONCE CONVEYED TO TOM W. BRADFIELD, DONALD
H. CUMMINS, ROBERT MUELLER, JR., ET AL., BY
DEED OF RECORD IN VOLUME 3695, PAGES 909 TO 913,
OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
SAID 38.24 ACRES BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the southerly right-of-way line of Loop 1 (MoPac) said point being opposite Engineers centerline station 712 + 20.54; said pin also being the point of intersection of the southerly right-of-way line of Loop 1 (MoPac) and the westerly right-of-way line of a sixty (60) foot power line easement;

THENCE, along the southerly right-of-way line of Loop 1 (MoPac), the following course: N 58°-28' E., 404.49 feet to a point;

THENCE, through the interior of said 150.41 acre tract, the following four (4) courses:

1. S 54°-07' E., 330.00 feet to an iron stake;
2. N 61°-49' E., 125.05 feet to an iron stake;
3. S 45°-15' E., 204.00 feet to an iron stake;
4. S 75°-00' E., 276.16 feet to an iron stake on the westerly property line of Lot 1, Block B, Timberline Two, a subdivision recorded in Plat Book 70, Page 25, of the Plat Records of Travis County, Texas;

THENCE, along the westerly property line of said Lot 1; said line also being a part of the easterly boundary of the herein described tract; the following three (3) courses:

1. S 54°-59' E., 50.14 feet to an iron stake;
2. S 33°-01' E., 108.17 feet to an iron stake;
3. S 43°-34' E., 71.44 feet to an iron stake being the common point of the most southwesterly corner of said Lot 1 and the most northwesterly corner of Lot 2, Block B, Timberline Two;

THENCE, along the westerly property line of said Lot 2; said line also being a part of the easterly boundary of the herein described tract the following five (5) courses:

1. S 53°-13' E., 107.64 feet to an iron stake;
2. S 38°-11' E., 82.87 feet to an iron stake;
3. S 12°-39' E., 123.88 feet to an iron stake;
4. S 49°-33' E., 103.76 feet to an iron stake;
5. S 64°-33' E., 200.77 feet to an iron stake;

THENCE, along a common boundary between the herein described tract and the northern boundary of Barton Creek the following ten (10) courses:

1. S 63°-40' W., 114.74 feet to an iron stake;
2. S 41°-56' W., 65.10 feet to an iron stake;
3. S 53°-58' W., 68.75 feet to an iron stake;

EXHIBIT "H"
(Page 1 of 2)

4. N 78°-33' W., 141.32 feet to an iron stake;
5. S 73°-08' W., 74.58 feet to an iron stake;
6. S 50°-30' W., 158.88 feet to an iron stake;
7. S 70°-41' W., 338.73 feet to an iron stake;
8. S 63°-17' W., 197.55 feet to an iron stake;
9. S 55°-18' W., 206.18 feet to an iron stake;
10. S 46°-27' W., 732.58 feet to a point on the westerly right-of-way line of a 60 foot powerline easement;

THENCE, along the westerly right-of-way line of a 60 foot powerline easement the following two (2) courses:

1. N 00°-45' E., 994.97 feet to an iron stake
2. N 00°-42' E., 775.58 feet to an iron stake and PLACE OF BEGINNING and containing 38.24 acres of land.

BRYANT-CURINGTON INC.

consulting engineers

3423 guadalupe street • austin, texas 78705 • 454-0371

FIELD NOTES SOUTH PART OF ORIGINAL ZONING TRACT H

FIELD NOTES DESCRIBING A 17.24 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY P. HILL LEAGUE SURVEY NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PART OF A 150.41 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BARDFIELD, DONALD H. HUMMINS, ROBERT MUELLER, JR., ET AL, BY DEED OF RECORD IN VOLUME 3695, PAGES 909 to 913, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND SAID 17.24 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE, at an iron stake found in the southerly Right-of-Way Line of Loop 1, also known as Mo Pac Boulevard, said point being 330.00 feet south of and at right angles to Engineers centerline station 707+00.00;

Thence, S 58°-28' W., for 520.49 feet along said southerly R.O.W. to an iron stake found: said point being the most north west corner of original zoning tract 9;

Thence, S 00°-42' W., for 775.58 feet to an iron stake found on the east boundry line of the Charles A. Dellana tract; same being on the west boundary line of 60 foot LCRA Power Line Easement;

Thence, S 00°-45' W., for 994.97 feet to a concrete monument set; same being the most southwest corner of original zoning tract 9; and same being the POINT OF BEGINNING for the herein described tract;

THENCE, the following ten (10) courses along the southerly boundry line of the original zoning tract 9;

1. N 46°-27' E., for 732.58 feet to an iron stake set;
 2. N 55°-18' E., for 206.18 feet to a concrete monument set;
 3. N 63°-17' E., for 197.55 feet to an iron stake set;
 4. N 70°-41' E., for 338.73 feet to an iron stake set;
 5. N 50°-30' E., for 158.88 feet to an iron stake set;
 6. N 73°-08' E., for 74.58 feet to an iron stake set;
 7. S 78°-33' E., for 141.32 feet to an iron stake set;
 8. N 53°-58' E., for 68.75 feet to an iron stake set;
 9. N 41°-56' E., for 65.10 feet to an iron stake set;
 10. N 63°-40' E., for 114.74 feet to an iron stake set;
- said point being the most south east corner of original zoning tract 9, said point also being on the west boundary line of Lot 2, Block "B", Timberline Section Two, as recorded in Book 70, Page 25 of the Plat Records of Travis County, Texas;

Thence; the following five (5) courses along the east boundary line of aforementioned Lot 2, Block B.;

1. N 64°-33' W., for 200.77 feet to an iron stake set;
2. N 49°-33' W., for 103.76 feet to an iron stake set;
3. N 12°-39' W., for 123.88 feet to an iron stake set;
4. N 38°-11' W., for 82.37 feet to an iron stake set;
5. N 53°-13' W., for 81.19 feet to a point in the centerline of a draw through said tract;

Thence, the following twenty-three (23) courses along the said centerline; said line being the north boundary line of the said 77.24 acre tract:

1. S 53°-05' W., for 116.72 feet to a point;
2. S 80°-00' W., for 130.00 feet to a point;
3. S 56°-55' W., for 62.50 feet to a point;
4. S 35°-50' W., for 175.00 feet to a point;
5. S 52°-00' W., for 32.00 feet to a point;
6. S 69°-15' W., for 75.00 feet to a point;
7. S 61°-00' W., for 112.00 feet to a point;
8. S 66°-35' W., for 60.00 feet to a point;
9. S 81°-50' W., for 53.00 feet to a point;
10. S 59°-05' W., for 26.00 feet to a point;
11. S 15°-55' W., for 27.00 feet to a point;
12. S 37°-00' W., for 40.00 feet to a point;
13. S 50°-15' W., for 125.00 feet to a point;
14. S 40°-55' W., for 57.50 feet to a point;
15. S 36°-25' W., for 60.00 feet to a point;
16. S 72°-00' W., for 42.00 feet to a point;
17. S 86°-00' W., for 62.50 feet to a point;
18. S 75°-00' W., for 65.00 feet to a point;
19. S 67°-50' W., for 58.00 feet to a point;
20. S 83°-55' W., for 32.50 feet to a point;
21. S 70°-20' W., for 82.00 feet to a point;
22. S 65°-50' W., for 43.00 feet to a point;
23. S 48°-55' W., for 67.50 feet to a point; said point being on the west boundary line of the herein described tract;

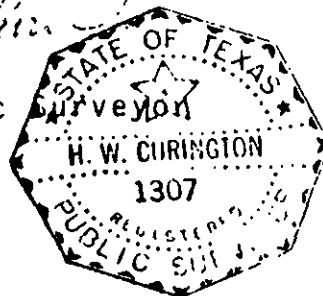
Thence, S 00°-45' W., 652.97 feet to the POINT OF BEGINNING.

I HEREBY CERTIFY that these notes were prepared from records and partial surveys made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this the 2nd day of October, 1979, A.D.

BRYANT-CURINGTON, INC.

H.W. Curington
Registered Public



HWC/lm
79-151-M

FIELD NOTES
Lot No. 4 Wallingwood Section I

DESCRIBING LOT NO. 4, WALLINGWOOD SECTION I, A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING PART OF A 133.46 ACRE TRACT OF LAND ONCE CONVEYED TO TOM W. BRADFELD, DONALD H. CUMMINS AND ROBERT MUELLER, JR., BY DEED OF RECORD IN VOLUME 3148, PAGE 987, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.71 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pin found at the easterly corner of Lot No. 1, Timberline, a subdivision recorded in Plat Book 69, Page 57, of the Plat Records of Travis County, Texas; said pin also being the point of intersection of the westerly right-of-way line of Spyglass Drive and the easterly property line of said Lot No. 1;

THENCE, along a common boundary of the herein described tract and the easterly and northerly property line of said Lot No. 1 the following three (3) courses:

1. N 21°-38' W., 172.28 feet to an iron stake;
2. N 58°-28' W., 70.00 feet to an iron stake;
3. S 57°-52' W., 170.00 feet to an iron stake;

THENCE, through the interior of the said 133.46 acre tract the following course: N 75°-28' W., 341.49 feet to an iron stake on the southerly right-of-way line of Loop 1 (MoPac);

THENCE, along the southerly right-of-way line of Loop 1 (MoPac) the following two (2) courses:

1. N 51°-44' E., 664.96 feet to an iron stake;
2. N 67°-43' E., 209.82 feet to an iron stake on the southerly right-of-way line of Loop 1 (MoPac) said point also being the most northwesterly corner on the right-of-way line of Wallingwood Drive;

THENCE, along the westerly right-of-way line of Wallingwood Drive the following course: S 22°-17' E., 60.00 feet to a common point of the westerly right-of-way of Wallingwood Drive and the westerly right-of-way line of Spyglass Drive;

THENCE, along the westerly right-of-way line of Spyglass Drive the following six (6) courses:

1. On a curve, curving to the right, with the following elements: I=90°-00', R=15.00', T=15.00', A=23.56 feet and whose chord bears S 67°-17' E., 21.21 feet to a point of tangency;
2. S 22°-17' E., 50.18 feet to an iron stake;
3. On a curve, curving to the right, with the following elements: I=41°-03', R=156.97', T=58.76', A=112.46 feet and whose chord bears S 01°-45' E., 110.07 feet to a point of tangency;
4. S 18°-46' W., 404.36 feet to an iron stake;
5. On a curve, curving to the right, with the following elements: I=27°-50', R=189.14', T=46.87', A=91.88 feet and whose chord bears S 32°-41' W., 90.98 feet to a point of tangency;
6. S 46°-36' W., 5.54 feet to the POINT AND PLACE OF BEGINNING and containing 5.71 acres of land.

That the development of TRACT H shall be accomplished in accordance with the site plan submitted and approved by the City Council, which is on file in the Planning Department of the City of Austin, and which is made a part hereof by reference.

That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of TRACT H shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "O" Office, First Height and Area District, SAVE AND EXCEPT for that certain 17.24 acre portion of TRACT H (the "south part"), the development and use of which shall be in accordance with the ordinance of the City governing the development and use of property zoned "A" Residence, First Height and Area District, such 17.24 acre "south part" of TRACT H being more particularly described by metes and bounds in Exhibit "H-1" which is attached hereto and made a part hereof.

TRACT I

From Interim "A" Residence, First Height and Area District to "O" Office, First Height and Area District.

All of that certain 5.71 acre, tract, lot or parcel of land out of the Henry P. Hill League in the City of Austin, Travis County, Texas, the same being more particularly described by metes and bounds in Exhibit "I" which is attached hereto and made a part hereof.

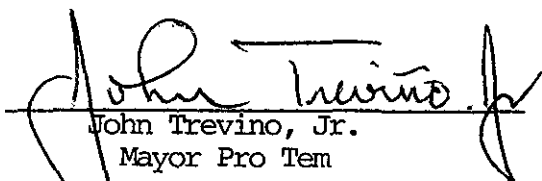
PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.


PASSED AND APPROVED

March 24, 1983

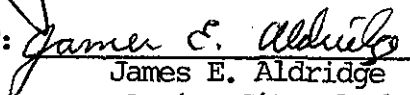
X
X
X
X


John Trevino, Jr.
Mayor Pro Tem

APPROVED:


Albert DeLaRosa
City Attorney

ATTEST:


James E. Aldridge
Acting City Clerk

JMN:saf